

**ALTUS CITY COUNCIL MEETING  
MINUTES  
SEPTEMBER 15, 2015**

**1. CALL TO ORDER**

The City Council of Altus, Jackson County met in regular session Tuesday, September 15, 2015 at 7:20 p.m. in the Council Chambers of City Hall. Notice of the agenda was duly filed and posted in the office of the City Clerk, September 11, 2015 at 8:21 a.m.

**2. ROLL CALL**

The Clerk's roll call indicated the following members present:

Jack Smiley - Mayor  
Presiding

Rick Henry	Jon Kidwell
Jason Winters	Kevin McAuliffe
Dwayne Martin	Doyle Jencks
Perry Shelton	Chris Riffle

Absent: None

**Also Present:** David Fuqua, Catherine Coke, Matt Wojnowski, Jan Neufeld, Debbie Davis, Donita Beers, Sharon Sutton, Linda Walker, Janice Berryhill, Tracy Sullivan, Ken Pike, Angie & Dennis Murphy, Lloyd Colston, Daniel Adams, Steve Perry, Kyle Davis, Barbara Burleson, Dan Scott, Tim Murphy, Gene Leister, Johnny Barron, Phillip Beauchamp, Melba Martinez, Clyde Morgan, Linda Mutchler, Freddy Perez, Firemen, Brian Bush, Chris Gander, Officer Billy Fowler and other public.

**3. COMMENTS FROM AUDIENCE**

Mark Olson - Pastor in Altus, - Extended an invitation to the Council and City Public to the Prayer Walk on Saturday, September 19, 2015.

**4. CONSIDER THE CONSENT AGENDA LISTED BELOW AND VOTE TO APPROVE THE MINUTES OR APPROVE WITH ANY CHANGES AS NOTED.**

- A. APPROVE MINUTES FOR ALTUS CITY COUNCIL MEETING ON SEPTEMBER 1, 2015.**
- B. RECEIVE AND ACKNOWLEDGE RECEIPT OF CLAIMS LIST**
- C. ACKNOWLEDGE MONTHLY REPORTS , NOTICES AND MINUTES AS FOLLOWS:**

**FLEET MAINTENANCE FUEL REPORT- A**

Motion made by KIDWELL and seconded by SHELTON to approve the Consent Agenda.

The Mayor called for the vote recorded as follows:

**YEA:** Shelton, Jencks, Henry, McAuliffe, Winters, Riffle, Martin, Kidwell, Smiley

**NAY:** None

Motion carried 9-0

**5. PUBLIC HEARING TO CLARIFY AND RESTATE PURPOSE OF MAPS SALES TAX REVENUES FOR FIRE DEPARTMENT. [NOTICE PUBLISHED IN THE ALTUS TIMES, SEPTEMBER 2, 2015; AND SEPTEMBER 9, 2015].**

Catherine Coke, City Attorney, stated that a notice was published on Sept. 2, 2015 & Sept. 9, 2015 in the Altus Times. She stated that when the voters approved the MAPS on August 28, 2008, concerning the Fire Department, it states, “renovation of the existing Fire Station, and to the extent sales tax proceeds are available, construction of a new Fire Station in the NE quadrant of the City”.

The Mayor had already read the section from the Ordinance that was approved by the voters, that allowed the Council to make any administrative or technical changes or additions in the method in manner and administration and enforcement of this Ordinance as may be necessary or proper for efficiency and fairness.

She stated that since the time of that election, the Central Fire Station can not be renovated in a way that can accommodate larger and more modern fire fighting equipment, do to structural limitation of the building and the size of the lot.

Mayor Smiley stated that the City is currently under contract on a piece of land that as of today has not been closed on. The land opens onto a four lane road and is close to Park Lane and Broadway. It will have good response times through various parts of the City. The location is in the NE Quadrant.

Mayor Smiley stated that the Public Hearing is basically let the public know what we are going to do and why we are doing it.

The meeting was then opened to the public for comments.

Councilman Martin commented that this is technically a change to what the voters read in the newspaper and read on their ballot and voted for. He said, “it’s a reasonably change but I don’t want to see it open the gate to bigger and more elaborate changes to what the voters told us to do with the money.”

Several Firemen spoke in agreement with the location and the building of a new fire station.

Questions were answered from the Council members.

The renovation of the North Main fire station was discussed.. Mayor Smiley stated that he felt that maintenance is needed at that fire station and the money should not come out of MAPS.

He said he’d like to see things done at the substation on North Main with funds out of building maintenance and City Hall torn down with CDBG money if we can.

Discussion continued on the North Main fire station.

**5 A. CONSIDER ADOPTION OF AN ORDINANCE NO. 2015-19 OF THE CITY OF ALTUS, OKLAHOMA CLARIFYING AND RESTATING THE PURPOSE OF SAID MAPS SALES TAX REVENUE IMPLEMENTED BY ORDINANCE NO. 2008-12; MAKING PROVISIONS SEVERABLE; CONTAINING OTHER PROVISION RELATING THERETO; AND DECLARING AN EMERGENCY [VOTE ON BOTH]**

**BACKGROUND:** An issue has arisen about the use of a portion of the MAPS sales tax revenue for fire station improvements. It has been determined that the Central Fire Station cannot be renovated in a way that can accommodate larger, more modern firefighting equipment due to structural limitations of said building and the size of the lot on which said building is situated. The legal remedy is to have the City Council approve an Ordinance clarifying and restating the purpose of said MAPS Sales Tax Revenue implements by Ordinance No. 2008-12, approved by Altus voters. The public has been notified by the publishing in The Altus Times on September 2, 2015 and again on September 9, 2015 of a PUBLIC NOTICE of a public hearing at 6:30 p.m. on September 15, 2015 for passage of this clarifying ordinance with specifics as to the clarifications to be made in the text of the Ordinance.

This item presented by Catherine Coke, City Attorney

Motion made by WINTERS and seconded by KIDWELL to adopt **Ordinance No. 2015-19** of the City of Altus, Oklahoma clarifying and restating the purpose of said MAPS Sales Tax Revenue implemented by Ordinance No. 2008-12; making provisions severable; containing other provision relating thereto.

The Mayor called for the vote recorded as follows:

AYE: Shelton, Jencks, Henry, Riffle, McAuliffe, Kidwell, Martin, Winters, Smiley

NAY: None

Motion carried 9-0

Motion made by KIDWELL and seconded by WINTERS to declare an Emergency Declaration for Ordinance No. 2015-19.

The Mayor called for the vote recorded as follows:

AYE: Shelton, Jencks, Henry, Riffle, McAuliffe, Kidwell, Martin, Winters, Smiley

NAY: None

Motion carried 9-0

**6. CONSIDER, DISCUSS AND VOTE TO APPROVE ACCEPTANCE OF 16432 CDBG 15 AWARDED TO THE CITY OF ALTUS BY THE OKLAHOMA DEPARTMENT OF COMMERCE.**

**BACKGROUND:** The Council approved submission of an application for CDBG (Community Development Block Grant) on July 7, 2015 for community development assistance through the CDBG Program for the demolition of dilapidated residential and commercial structures. The City was notified the CDBG grant was awarded in the amount of \$127,343.00 with matching funding from the City of \$127,343.00.

This item presented by Barbara Burleson, Planning Director

Motion made by SHELTON and seconded by WINTERS to approve the acceptance of the grant.

The Mayor called for the vote recorded as follows:

AYE: Kidwell, Henry, Martin, Jencks, Shelton, McAuliffe, Winters, Riffle, Smiley

NAY: None

Motion carried 9-0

**7. CONSIDER, DISCUSS AND VOTE TO APPROVE AN ADMINISTRATIVE CONTRACT WITH SOUTHWESTERN OKLAHOMA DEVELOPMENT AUTHORITY (SWODA) FOR THE ADMINISTRATION OF 16432 CDBG 15, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** Southwestern Oklahoma Development Authority (SWODA) provides administration consulting service to ensure all requirements of the CDBG program have been met. The SWODA administration fee is included in administrative costs in the CDBG 2015 grant and is funded with the City's matching funds of \$127,343.00 of the 16432CDBG 15 grant. Administration costs total \$7,573.90 with \$6,000.00 SWODA administrative fees and \$1,573.90 for City administrative costs.

This item presented by Barbara Burleson, Planning Director

Motion made by WINTERS and seconded by KIDWELL to approve an Administrative Contract with Southwestern Oklahoma Development Authority for the administration of 16432 CDBG 15.

The Mayor called for the vote recorded as follows:

AYE: Kidwell, Martin, Jencks, Shelton, McAuliffe, Winters, Smiley  
NAY: Henry, Riffle  
Motion carried 7-2

**8. CONSIDER, DISCUSS AND VOTE WITH REGARD TO THE ROTARY CENTER LOCATED AT HIGHTOWER PARK TO INCLUDE (1) RENOVATE THE BUILDING; (2) DEMOLISH THE BUILDING OR (3) STORE CHRISTMAS IN THE PARK LIGHTS AND DISPLAY MATERIAL, OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** The Rotary Center has been closed since August 7, 2015 due to the poor condition of the interior of the building. Four contractors responded to requests to review the condition of the building and to submit an estimate to repair it into a safe condition for the public. Of the four contractors, only two submitted renovation estimates: (1) \$66,675 (\$23,800 for roof may increase due to unexposed condition); (2) \$120,000 to repair for short term and \$190,000 for long term use.

Demolition of the building requires testing for asbestos and black mold. The building has been tested and the results are pending. The demolition could be done by City employees or through the CDBG program. The Parks Department has requested use of the building for storage of Christmas in the Park lights and materials. This will require patching the roof to ensure a dry building.

Primary use of the building has been for the Southwestern Youth Services lunch program for the high school students and for their evening counseling services. The City has a contract with SWYS for \$1.00/year for use of the building. Their lunch program is open three to four days a week and is used by 144 to 191 students according to SWYS statistics. Further use of the building by the public for family events, reunions, etc. has been discouraged and use of the Community Center recommended.

This item presented by Barbara Burleson, Planning Director

Motion made by RIFFLE and seconded by MARTIN to demolish the building.

The Mayor called for the vote recorded as follows:

AYE: Kidwell, Martin, Jencks, Shelton, McAuliffe, Riffle, Winters, Smiley  
NAY: Henry  
Motion carried 8-1

**Mayor Smiley requested item #9 be removed from the agenda.**

**9. CONSIDER, DISCUSS AND VOTE TO AUTHORIZE STAFF TO INCREASE THE PURCHASE PRICE OF THE AERATOR FOR THE GOLF COURSE ON THE CAPITAL PURCHASE LIST FROM \$15,000 TO \$27,684.57, AND/OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** In an effort to “jump start” our 5-year capital outlay plan we are using \$1M of last year’s surplus to purchase capital items. Staff has worked diligently to purchase items at the very best possible prices. The best price available for a new aerator is \$27,684.57 which is more than 20% over the estimate on the Capital Purchase List. Please see the attached Capital Purchase Update List showing where we are currently on those purchases. The bolded items have an explanation out to the side as to why we do not have updated amounts for the. Currently the Capital Purchase List totals \$923,989.45 including the requested changes; it is recommended that we leave the balance of \$76,010.55, until it is determined what all the actual costs are and what additional items constitute the next highest priorities.

**10. CONSIDER, DISCUSS AND VOTE TO AUTHORIZE STAFF TO INCREASE THE PURCHASE PRICE OF THE GREENS TROLLER FOR THE GOLF COURSE ON THE CAPITAL PURCHASE LIST FROM \$6,150.00 TO \$9,783.00 AND/OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** In an effort to “jump start” our 5-year capital outlay plan we are using \$1M of last year’s surplus to purchase capital items. Staff has worked diligently to purchase items at the very best possible prices. The best price available for a new greens roller is \$9,783.00 which is more than 20% over the estimate on the Capital Purchase List. Please see the attached Capital Purchase Update List showing where we are currently on those purchases. The bolded items have an explanation out to the side as to why we do not have updated amounts for them. Currently the Capital Purchase List totals \$923,989.45 including the requested changes; it is recommended that we leave the balance of \$76,010.55, until it is determined what all the actual costs are and what additional items constitute the next highest priorities.

This item presented by Jan Neufeld, CFO and Freddy Perez, Golf Supervisor

Motion made by SHELTON and seconded by RIFFLE to authorize staff to increase the purchase price of the Greens Roller for the Golf Course on the Capital Purchase List from \$6,150.00 to \$9,783.00.

The Mayor called for the vote recorded as follows:

AYE: McAuliffe, Shelton, Winters, Kidwell, Martin, Henry, Jencks, Riffle, Smiley

NAY: None

Motion carried 9-0

**11. CONSIDER, DISCUSS AND VOTE TO AUTHORIZE STAFF TO (1) INCREASE THE PURCHASE PRICE OF THE COURTESY CAR FOR THE AIRPORT ON THE CAPITAL PURCHASE LIST FROM \$25,000 TO \$30,000 AND (2) CHANGE FROM ONE NEW MID-SIZED SUV TO TWO USED VEHICLES AND/OR TAKE ANY OTHER APPROPRIATE ACTION.**

**BACKGROUND:** In an effort to “jump start” our 5-year capital outlay plan we are using \$1M of last year’s surplus to purchase capital items. Staff has worked diligently to purchase items at the very best possible prices. It was discovered that it would be a better option for the Altus Regional Airport to have (2) two used vehicles instead of (1) one new SUV. Please see the attached Capital Purchase Update List showing where we are currently on those purchases. The bolded items have an explanation onto the side as to why we do not have updated amounts for them. Currently the Capital Purchase List totals \$923,989.45 including the requested changes; it is recommended that we leave the balance of \$76,010.55, until it is determined what all the actual costs are and what additional items constitute the next highest priorities.

This item presented by Mayor Smiley

Motion made by SHELTON and seconded by RIFFLE to authorize staff to increase the purchase price of the Courtesy Car for the Airport on the Capital Purchase List from \$25,000 to \$30,000 and change from one new SUV to two used vehicles.

The Mayor called for the vote recorded as follows:

AYE: Riffle, Jencks, Henry, Martin, McAuliffe, Shelton, Winters, Kidwell, Smiley

NAY: None

Motion carried 9-0

**12. REVIEW, DISCUSS AND POSSIBLE ACTION ON OTHER NEW BUSINESS, IF ANY, WHICH HAS ARISEN SINCE THE POSTING OF THE AGENDA AND WHICH COULD NOT HAVE BEEN REASONABLY FORESEEN PRIOR TO POSTING OF THE AGENDA. (25 O.S.A., SECTION 3-111 (9)).**

None

**13. ADJOURN 8:17 P.M.**

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Jack Smiley, Mayor

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Debbie Davis/ Clerk/Treasurer